

# DOMUS NOVA



Warwick Avenue, W9 – £1,385 p/w (LL) / £2,500 p/w (SL)

In partnership with **BARNES**  
INTERNATIONAL REALTY



Standing tall on one of Little Venice's most desirable streets, this spacious home promises to impress beyond its proud period framework.

Ascending the stone steps and through its own private entrance, a large welcoming hall makes an inviting first impression and leads up to the heart of the home on the first floor. Here, an open-plan footprint is subtly divided into separate but interlinked living rooms – one for unwinding and one for dining – both with a great sense of space and natural light. Cornicing crowns the high ceilings and fireplaces provide elegant focal points while sash windows bookend the space. As well as a large table, the dining room features plenty of storage courtesy of bespoke shelving.

The kitchen also takes residence on the first floor and enjoys a selection of state-of-the-art integrated appliances, including a Siemens oven. Equipped with steel blue toned cabinetry and floors, and glossy black worktops, this is a culinary backdrop with a contemporary edge.







Upstairs, the bedrooms occupy the second floor where reams of natural light continue to flood through large windows. Hushed hues instil calm in the principal bedroom where considered built-in storage ensures comfortable living. This feeling continues into the two guest bedrooms, each with integrated storage. Two family bathrooms serve the bedrooms, both with rainfall bathtub showers and sleek white subway tiling.

The home also enjoys a sizeable front garden that wraps around its front, surrounded with verdant greenery in the spring and summer months.



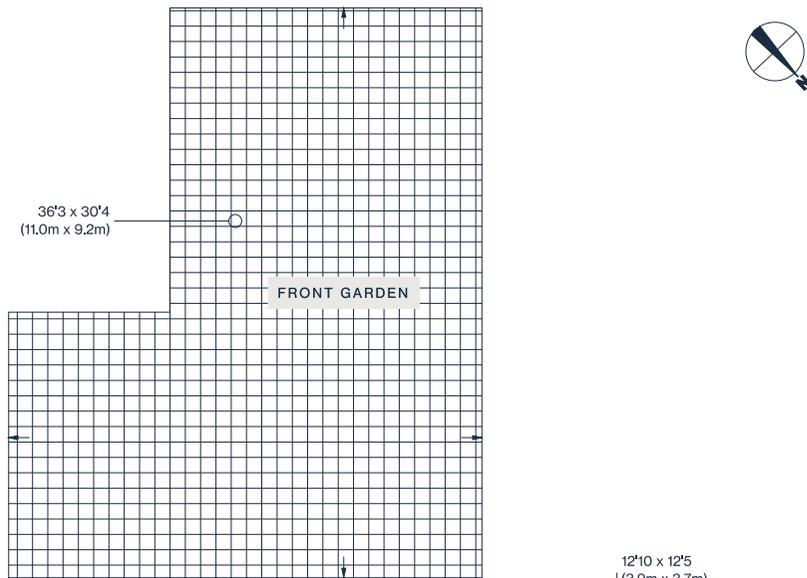




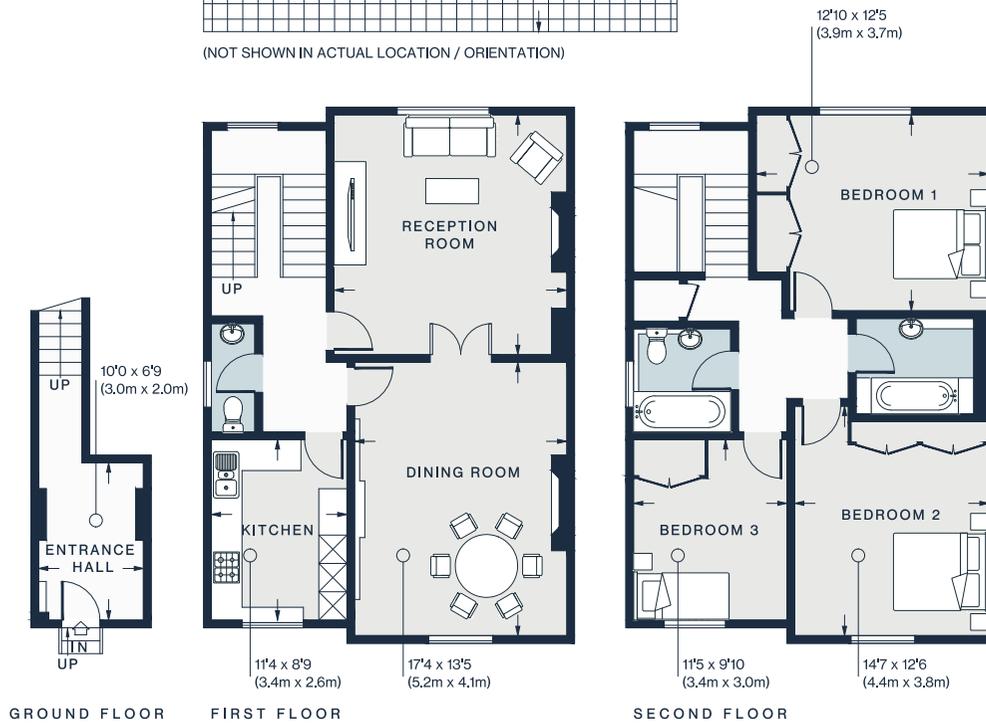




  
Resident  
permit  
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only  
Mon - Fri  
8.30 am - 6.30 pm



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



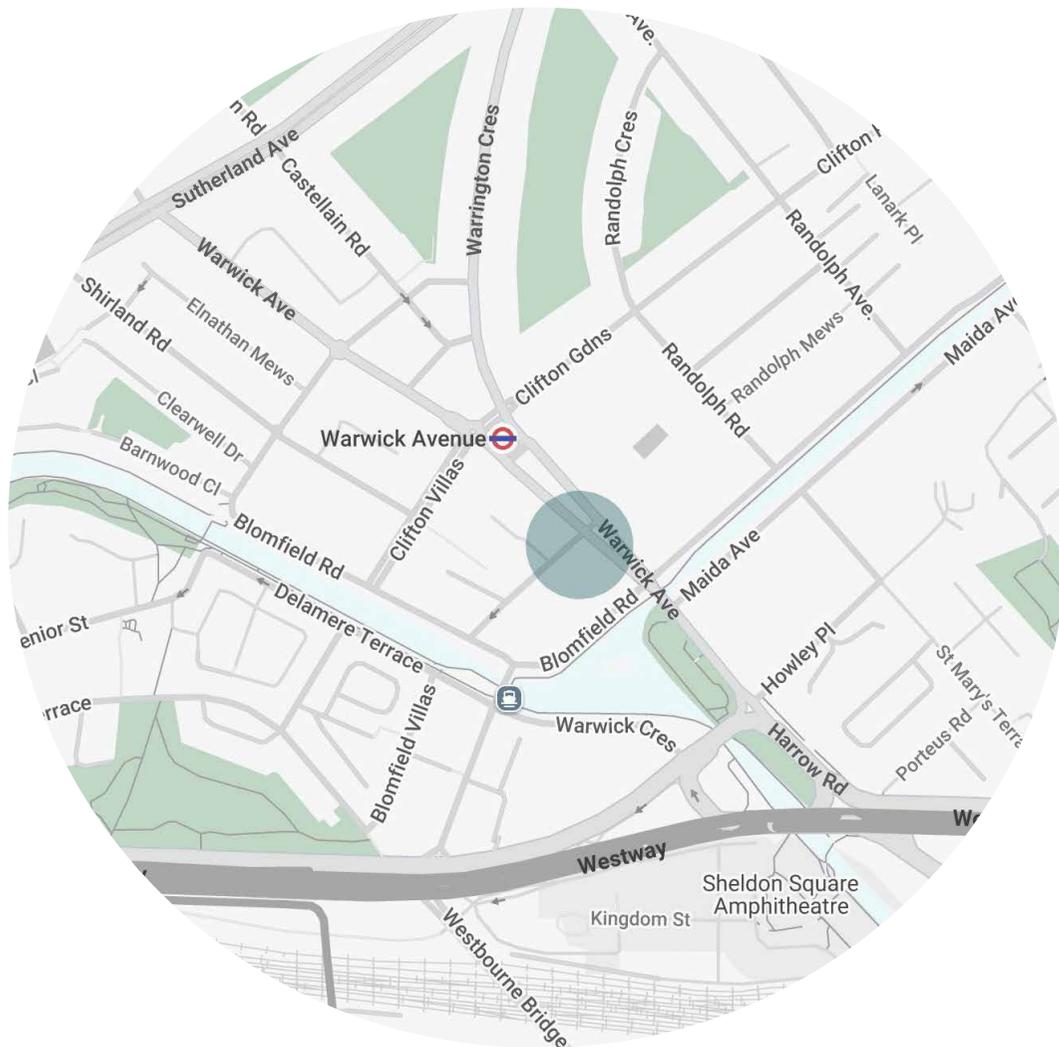
Approx. Gross Internal Area = 1,603 sq ft / 148.9 sq m

## Property Details

3 Bedrooms, 2 Bathrooms  
 Open-plan dining and reception room  
 Kitchen with integrated appliances  
 Principal bedroom  
 Two further bedrooms  
 Two family bathrooms and additional WC  
 Large terrace  
 City of Westminster

Approx. 1,603 sq ft / 148.9 sq m  
 EPC=E  
 Deposit: £8,308 (LL) / £10,00 (SL)  
 Council Tax Band: G

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
 Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.



## Location

In the heart of Maida Vale's Little Venice, Warwick Avenue is perfectly situated just a short walk from Regent's Canal and a variety of green spaces. Weekends are for brunching at Toast, browsing the antiques shops along Formosa Street and strolling the water's edge; stop for a drink at The Summerhouse or The Waterway. Come evening, enjoy live performances at The Canal Café Theatre, drinks at The Hero, or dinner at Maguro, a sophisticated spot for Japanese dining.

Warwick Avenue – 1 min (Bakerloo)

Paddington – 8 mins (Underground and National Rail)



# Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



# DOMUS NOVA

Specialising in London  
and Ibiza's design-led homes

Let's talk

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